

TOWN OF WESTFIELD

COMMUNITY DEVELOPMENT DEPARTMENT

WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION
BOARD OF ZONING APPEALS
ZONING ENFORCEMENT
BUILDING PERMITS

November 14, 2007

Petition Number	0710-PUD-04
Approximate Address	704 East State Route 32
Petitioner	Wilfong & Kreutz Land Development, LLC
Request	Change the zoning of approximately 22.3 acres from the EI District to the Oak Ridge PUD District.
Current Zoning	EI (Enclosed Industrial)
Approximate Acreage	22.3 acres
Exhibits	1) WCD Staff Report, 11/14/07 2) Petitioner's Exhibits, 11/12/07

PETITION HISTORY – NOVEMBER 26, 2007

This petition appeared before the Westfield-Washington Township Advisory Plan Commission for public hearing on October 22, 2007. At that hearing, the Advisory Plan Commission referred this petition to the Comprehensive Plan Subcommittee of the APC. The subcommittee met to review this petition on one occasion, and forwarded a positive recommendation to the full APC at the November 7, 2007 meeting.

This petition appeared before the Westfield Town Council for initial consideration on October 8, 2007. No second consideration was requested.

This petition appeared before the Technical Advisory Committee on September 26, 2007. Comments are below under Technical Review.

PROCEDURAL

- Planned Unit Development petitions are required to have a public hearing. Legal notice was provided for the required public hearing for the October 22, 2007 meeting in accordance with all applicable statutes. The public hearing held on October 22, 2007 satisfied all applicable statutes.
- This petition was referred to the Comprehensive Plan Subcommittee of the APC for consideration in accordance with the Westfield-Washington Township Advisory Plan Commission rules of procedure.
- The Advisory Plan Commission issues a recommendation to the Town Council in regard to proposed changes in zoning.

REQUEST

The proposed change in zoning would provide for the creation of a new planned unit development, consisting of approximately 22.3 acres. The parcels subject to this request are identified in petitioner's Exhibit A-1.

The proposed Oak Ridge PUD district would provide for the development of the subject site with two land uses, retail and office. Figures provided in Exhibit 17 of the proposed PUD ordinance estimate a maximum retail square footage of 31,400. The petition also proposes approximately 83,000 square feet of office/service space. Plans show a significant area remaining undeveloped on the southern portion of the property; however, that site has been set aside at the request of the Hamilton County Surveyor's Office to allow full access to the drain.

INTRODUCTION

The request concerns property located both north and south of State Road 32. The portion of the subject site located north of State Road 32 is generally located at the intersection of State Road 32 and Oak Ridge Road (west of Oak Ridge, north and south of SR 32). The subject site extends west along State Road 32 approximately 830 feet.

The property extends north approximately 450 feet and includes two existing houses, a barn and a small assemblage of sheds. The approximate west boundary of the subject site north of SR32 is the Anna Kendall drain.

The property extends south approximately 875 feet and includes three unimproved farm fields. The west boundary of the subject site south of State Road 32 abuts the Town's Public Safety building and Quaker Park. The southern portion of the subject site abuts the Midland Trace Trail.

The subject site is comprised of eight parcels and consists of 22.3 acres. The subject site is located in the EI District; however, its primary use is agricultural in nature.

PUBLIC POLICIES

Comprehensive Plan

The Land Use Concept map included in the Westfield-Washington Township Comprehensive Plan (pg. 23) shows that the site is located within the Employment Corridor along SR 32.

The Plan states that the Employment Corridor is to consist of office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses. The Employment Corridor recommendations (page 52) further anticipate reserving employment corridors for employment-generating uses and related supporting service uses, as well as limiting industrial uses that would be visible to those that would not have negative land use impacts. The Employment Corridors recommendations specifically recommend smaller-scale local office and service uses along State Road 32, and cautions against permitting business uses on the south side of State Road 32 unless it can be demonstrated that no negative impact will be felt by abutting neighborhoods or residential uses.

Thoroughfare Plan

The Westfield Thoroughfare Plan roadway classification map identifies SR 32 as a “Primary Arterial 1,” and recommends a minimum dedication of a seventy-five (75) foot half right-of-way. The subject site abuts the public right-of-way of SR 32 on both the north and south side. A full one hundred and fifty (150) foot right of way will be reserved.

The adopted Westfield Thoroughfare Plan includes SR 32 in a Pedestrian Corridor as a component of the Bike and Pedestrian Plan section. This policy recommends pedestrian-scale structures and architecture, character, and amenities for the area abutting State Road 32.

The Westfield Thoroughfare Plan roadway classification map identifies Oak Ridge Road as a “Secondary Arterial,” and recommends a minimum dedication of a sixty (60) foot half right-of-way. South of SR 32 the subject site abuts the public right-of-way of Oak Ridge Road on the west side. A sixty (60) foot half right-of-way will be provided. North of SR 32 the subject site abuts the future extension of Oak Ridge Road. The petitioner has indicated that they will be dedicating more than half the right-of-way in that location.

Water and Sewer

The Westfield Water Master Plan depicts the subject site as having water service available along the right-of-way of State Road 32. The Westfield Sewer Master Plan depicts the subject site as having sewer service available along the right-of-way of Dartown Road.

Annexation

The southern portion of the subject site is within the corporate limits. The northern portion of the site is part of a recent annexation effort by the Town and is expected to be fully annexed in the third quarter of next year.

TECHNICAL REVIEW

This petition underwent preliminary review by the Technical Advisory Committee at the September 26, 2007 TAC meeting. Agencies represented included Westfield Fire, Westfield Public Works, the Hamilton County Surveyor’s Office, Duke Energy, and Citizen’s Gas.

Initial comments from the Westfield Fire Department were in regard to the southern portion of the site and access to it in the event of an emergency. The petitioner has indicated that they will provide a gated access from the southern portion of the site to the Public Safety building.

The Hamilton County Surveyors Office (HCSO) also provided comments regarding detention and easements. The petitioner has met with the HCSO and agreed to their conditions for off-site drainage. The technical details of detention and underground storage will be reviewed during the Development Plan Review phase of construction.

PUD REQUIREMENTS

Terms of the Westfield-Washington Township Planned Unit Development ordinance require a neighborhood meeting with abutting property owners, and a report on the events of such meeting. The petition file includes a report of the events of that meeting, dated October 12, 2007.

Further, the subject site has the potential to yield over 15,000 square feet of retail space and over 35,000 square feet of office space. This threshold would require the submittal of a Traffic Impact Study. A traffic impact study has been provided for the petition file.

PLANNED UNIT DEVELOPMENT EVALUATION

The purpose of the planned unit development district is to provide the opportunity to design and construct a single project comprised of a mixture of land uses, zoning classifications, residential densities and nonresidential intensities. The opportunity to develop a site as a Planned Unit Development (PUD) is also considered an opportunity to improve the design, character, and quality of new development, to encourage a harmonious and appropriate mixture of uses, and to arrange improvements on a site so as to preserve desirable features.

The proposed Oak Ridge PUD ordinance would provide for retail and office uses. The Oak Ridge PUD is designed in a manner that buffers the proposed development from its surroundings, and also locates uses of lower intensity and bulk adjacent to nearby existing dwellings. Design elements found within the proposed ordinance include a path network, improvements to Oak Ridge Road and State Road 32, as well as multi-use and multi-tenant non-residential centers.

Given that the aspects of the proposal identified above are consistent with the purpose of the PUD statute, it is the staff opinion that the proposal represents a valid use of the PUD ordinance.

PUD ORDINANCE EVALUATION

The Oak Ridge PUD follows the approach first seen in the recently-adopted Eagletown (formerly "Eagle Station") PUD and Towne Road Crossing PUD. This approach to the structure of the proposed ordinance revises all pertinent aspects of the applicable Zoning Ordinance text, letting the revised text dictate the development of the subject site instead of the provisions of the underlying district. As per the terms of the PUD ordinance, existing districts from the W-WT Zoning Ordinance are still to be adopted as underlying districts as a precaution. However, given the approach to the construction of the proposed ordinance, it is unlikely the terms of the underlying district will need to be consulted in the application of this PUD.

Business Districts

The proposed Oak Ridge PUD would provide for four (4) areas for non-residential uses. The provisions of the "Office District" would be most similar to the terms of the General Office (GO) District with increased architectural standards, a more restrictive list of allowable uses, and modified bulk standards along the southern most portion of the property. The provisions of the "Commercial 1, 2 and 3 Districts" would be most similar to the terms of the Local Business (LB) District, with additional restrictions in place on types of uses, increased architectural standards, and a mix of office uses. Additional maximum square-footage restrictions per use have been included in the "Commercial 1, 2 and 3 Districts" to inspire compliance with the Comprehensive Plan recommendations. Also, additional access points and shower facilities have been added to encourage use of the Midland Trail and to comply with the Westfield Thoroughfare Plan Pedestrian Corridor.

Infrastructure

The petition proposes the provision of additional right-of-way abutting existing public roads in accordance with the widths recommended by the Westfield Thoroughfare plan and the Westfield Public Works Department. Aspects of the proposal would require modification to the existing standards of

improvement for public rights-of-way. The petition proposes a median on State Road 32 with a light at Oak Ridge Road, as well as an extension of Oak Ridge Road north of State Road 32 with a median to control traffic routing. Another aspect of the proposed PUD would restrict access points to the proposed "Commercial 1, 2 and 3 Districts" from State Road 32.

The petition clearly establishes WPWD as the authority in terms of approval and acceptance of infrastructure.

INDIANA CODE

IC 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.

The Westfield 2007 Comprehensive Plan recognizes the uses provided for in the Oak Ridge PUD, and reflects these uses on the Land Use Concept map (pg. 23). The proposed land uses provided for by the terms of the Oak Ridge PUD would be generally consistent with the recommendations of the Plan.

2. Current conditions and the character of current structures and uses.

The subject site is improved with single-family dwellings and various single-family and agricultural outbuildings, and portions of the subject site are used agriculturally. Abutting properties are improved with single-family detached dwellings or are used agriculturally.

3. The most desirable use for which the land is adapted.

The proximity of portions of the subject site to existing major thoroughfares, the influence of other thoroughfare projects, and the major infrastructure improvements anticipated by the Water and Sewer Master Plan have the potential to make the land less-suitable for continued residential and agricultural use. Given these influential factors, the proposal may represent the most desirable use for the subject site.

4. The conservation of property values throughout the jurisdiction.

This proposed change is expected to have neutral or positive impacts on property values within the vicinity and jurisdiction.

5. Responsible growth and development.

The southern portion of the subject site is within the existing corporate limits. The northern portion of the site is part of a recent annexation effort by the Town and is expected to be fully annexed in the third quarter of next year. The site is contiguous to other developments, and the development of the subject site would be consistent with the principle of contiguous growth.

RECOMMENDATION

Forward a positive recommendation to the Westfield Town Council.

JMM

